



America's Premier Self Storage Brokers



Beatline Road Mini Storage

4007 Beatline Road
Long Beach, MS 39560

Listing Brokers:

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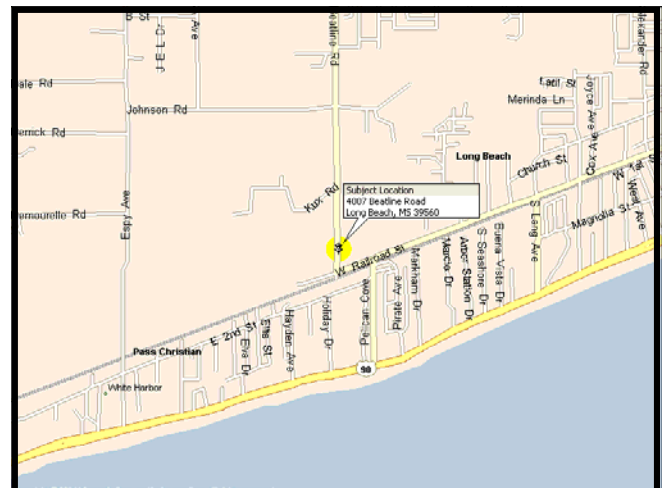
- Includes 989 storage units, three 1,250 SF retail/office suites and a 3,600 SF office building
- On site manager's apartment
- Fenced and lighted with keypad entry
- 182,520 total rentable square feet

Salient Data

Price:	\$4,400,000
Total Units:	989
Rentable Square Feet:	175,170 storage 3,600 office 3,750 office/retail
Land for Expansion:	Yes
Unit Occupancy:	83.6%
Year Built:	1985

Proforma

Total Income:	\$662,436
Total Operating Expenses:	\$265,678
Net Operating Income:	\$396,758



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